CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive.

G26 feet 1 heers and of Broadway.

LOT OF BROWND having a frontace of 85 FRET 2

CHES, with ALLEY AT REAR, being Nee, 43, 45, 47

46 Blocker at.

CLAY & DAVIES, Equitable Ruilding, 128 Broadway. A-BUILDERS ATTENTIONI-WE ARE CON-innily in receipt of warant Lots and old Buildings, suit-bile for tenemouts, storage warehouses or good tast, so-ow little to, which we can sell on easy terms or with ood building loan.

JOHN E. FOLEY & SON, 153 Broadway.

A VERY CHOICE INVESTMENT-ON PROMINENT roat, near Undson st., seven story brick Business uliding reuted to mactenant for \$5,000 a year incex-mess); can be purchased at very low figure. For par-chines JOHN R. FOLLY & SON, 159 Broadway. A.—SIX STORY NEW BRICK AND INON BUILDING,
in Mercer'st, near Bleecker at. 50x100. leased to four
tenants for five pairs in \$12,000, all repairs and water
taxen, for sale at price that will not over seven per cont.
JOHN R. FOLKY & NON, 135 Brondway. &

A SPLENDID INVESTMENT.—A MAGNIFICENT five sterr Building leased to one tennet until 1894, on prominent business street, user Gansavoust Street Market; will pay eight par cent net on price asked. For particulars JOHN R. FOLKY & SON, 155 Broadway.

A BARGAIN.—ON WASHINGTON ST. NEAR PERRY, good frame Building, with stable and right of way to alloy in rest; let 22264.7; price only \$11,000.

JOHN R. FOLKY & SON, 155 Broadway.

JOHN R. FOLEY & SON, 163 Broadway.

A.-A.-A CHUICE CORNER FOR SALE.
NO, 101 GTH AV. NORTHWEST CORNER 11FH ST.
No better location in New York for investment. For terms apply to ALDEN & STERNE, 9 EAST 14TH ST.
A PLOT ON EAST 12TH ST. NEAR 1ST AV. RE-tween av. A and 1st av. 48x1023.

BIGGO Private Heuse on East 18th st. 16x65x103.

BIGGO Private Heuse on East 18th st. 16x65x103.

A BARGAIN.—\$4,000 WILL BUY FIVE STORY Tenement on Allon st.; rent SX,000; mortgage \$23,000, must be sold this week. WALD & CO., 202 Broadway.

A BOTH ST. NEAR STH AV.—AN EXTRA WIDE

A.-OTH ST. NEAR OTH AV.-AN EXTRA WIDE four story Dwalling is offered for sale at a reasonable fig-ure; house is in perfect condition. S. H. FURMAN & CO., 137 Broadway. A.—\$15,000 CASH, BUSINESS PROPERTY—A FIVE stray iron freeroof Building on Dusne at, near Centre, cost alone \$55,000 to build; mertgage \$15,000 at 44 per cent: bargain. S. H. FURMAN & CO., 137 Broadway.

A.—11TH ST., NEAR BROADWAY, 54x103, WITH hrown stone buildings; possession.

J. W. THOMPSON, JR.,

118 Broadway.

AL-NINTH WARD: HANDROME FIVE STORY
Drick Double Flat House, 25:59 located in the bast part
of the Ninth ward; fine order and all rested; price
226,000. Owner, room 30, 55 Liberty at. Hours it of.

A BARGAIN,—CHRYSTIE ST., NEAR GRAND, FIVE
story brown stone Double Tensment, with rear house;
pays over 10 per cent on price; incovingage at 46, per cent;
sasy terms. RENT GUARANTEE CO., 340 Grand at.

A.-BUILDERS.—VALUABLE FULL SIZE CORNER
Lot on an important avebue, below 14th st.; possession;
terms liberal; price \$20,000.

SMYTH & RYAN, 70 Liberty st.

A PLOT FORDER ON DAN ST. READY FOR IM-A PLOT 50X100 ON DAK ST. READY FOR IM-provement; old buildings: \$33,000, H. W. SHIPMAN, 127 Broadway. H. W. SHIFMAN, 157 HORMAN, 1.—A.—A.—BUILDERS, ATTENTION —SOUTHWEST nor 6th av. and 11th st., over 8,000 square feet. 0,000; terms easy. Owner, No. 70 Wooster st. A FOUR STORY OFFICE BUILDING, 1,550 SQUARE feet, close to Benver and Broad sta; price \$39,000; rent \$3,000. TRUSTEE, Pest office box 3,433. A FIRST CLASS INVESTMENT PROPERTY ON 14TH paying 15 per cent net on investment. C., 119 Her-

ald.

A VALUABLE PIEUE OF INVESTMENT PROPERTY hear the City Hall for sale, paying six per cent not; price \$450,000, SETON & WISSMANN, 78 Cedar st.

A BARGAIN.—TWO FLATS, 22 ROOMS, ALL LIGHT; elegant order; near City Hall; \$12,000 for both; terms casy.

HEWSON, 44 Broadway, 1 to 3. A-WAVERLEY PLACE-FIVE STORY AND BASE-nent Apartment House; rent \$2,700; price \$8,460; terms o suit. WM. KENNELLY & B.O., 45 Liberty. BELOW CITY HALL-BUNKESS PROPERTY, ronting two streets; must sell; little cash required, TODD, 145 Broadway. DRY GOODS DISTRICT—25X100, FINE BRICK building, routed two tenants, \$75,000; net 10 per cent on avestment.

J. N. KALLEY & SON, 150 Brondway.

Investment. J. N. KALLEY & SON, 150 Brondway,
FOR SALE—THE NORTHEART CORNER OF MOratio and West sts., S. 83,200, vacant, one of the finest
pleces of Property in the Ninth ward. Inquire of
NIEBUHR, 2,655 amsterdam av.
FOR SALE—A BARGAIN TO INVESTORS, A LOT.
60x120, fronting on Cherry and Water sts.; must be sold
to close an estate. WARD & MANGAM, 150 Begadway.

HENRY ST., NEAR RUTGERS ST.—FOR SALE-esirable private Apartment House, well rented and ne order. Apply to SETON & WISSMANN, 79 Cedar INDECTOR: APPLY TO SETON & WISSMANN, 70 Octor at INMESTMENT BUSINESS PROPERTY, DOWN town and other locations.—Nassaust, \$80,000; Fulton st, \$80,000; Maidon lane, \$80,000; Cerner on Cedar et., \$120,000; Front at., Corner, \$42,000; Burling slip, Cor-ser, \$49,000; Ann st., \$82,000; 6th av., Store Property, \$100,000, or will sell separate; Piot on Hudson st., 175x \$70,520,000.

SAAC A. GRAVES, III. Broadway, OPPORTUNITY FOR MANUFACTURER.—RIVING-lon street Tenement, with factory is rear, \$12,500, WM. HENRY CARPENTER, Grand and Bowery, SIX STORY AND BASEMENT BRICK FACTORY Building, downtown, 50x90; cievator, &c.; torus casy, MAHONY, 12 Chambers et, STORE PROPERTY FOR SALE-FOUR STORY brick store, on Front st., near fack slip.

S. S. HINNAN, 32 Liberty st.

20 JANE ST.-FIVE STORY DOUBLE TENEMENT E22,000; bargain; rents \$2,400; BAHAN, 201 West 14th. 58 ORCHARD ST.-SIX STORY AND FINISHED assment Double Tenement, only \$6,000 cash; easy serms; w 15 per cent investment. Inquire 42 Bewery. Owner.
\$12,000 WILL PURCHASE THREE STORY BRICK
House and Lot, with Stores, on New Bowery; rented [one
lemant] at \$1,000 per year. ADDERSON, 89 White st,

SIZ.000 EACH-SEVERAL BRICK STORES AND lots near Wall st. EXECUTOR, 179 Herald Uptown.

Above 14th St., 5th Av. to East River.

A.—THREE SUPERB DWELLINGS, 25 FEET WIDE,

NORTHWEST CORNER OF 71ST ST., BETWEEN
MADISON AND 5TH AVS., OVERLOOKING LENGY,
ALEY-SUPERBLY ATTENTION HAS BEEN GIVEN YEARS AND STREET WAS A STREET OF THE STREET WITE.

KENNELLY & ERROLL ATTENTION HAS BEEN GIVEN YEARS. MADISON AND 5TH AVS. OVERLOOKING LENON PARK; SPECIAL ATTENTION HAS BEEN GIVEN TO SANITARY IMPROVEMENTS; PERFECT IN ALL DE TAILS.

SANITARY IMPROVEMENTS; FERFECT IN ALL DE TAILS.

A.—ATTENTION OF HOUSE BUYERS CALLED TO those elegant four story and extension Dwellings on Edd st, between 5th and Madison avs., 19 to 21 foot fronts; also three story Dwellings on southeast corner 35d st, and Madison av, 20 foot fronts; prices very moderate.

WALTER REID,
Owner and Builder, office 11 East 22d st.

A BARGAIN—A WELL BUILT APARTMENT HOUSE, near Park av and 76th st; rented for 58,880 per year; near Park av and 76th st; rented for 58,880 per year; near Park av and 76th st; rented for 58,880 per year; near Park av and 76th st; rented for 58,880 per year; near Park av and 76th st; rented for 58,880 per year; near Park av and 76th st; rented for 58,880 per year; near Park av and 75th st; rented for 58,880 per year; near Park av and 75th st; rented for 58,880 per year; near Park av and 75th st; rented for 58,880 per year; near Park av and 75th st; rented for 58,880 per year; near for dwelling av 50th per per cut.

S. H. FURMAN & CO., 137 Broadway.

A.—ONE OF THE GREATEST BARGAINS WE HAVE ever officered.—A four story basement and subcellar pit vate Dwelling, 18,6800x100; on that elegant block, 50th st, near Madison av. For full particulars Jolin R. FGLEY & SON, 153 Broadway.

A THREE STORY AND PASEMENT BROWN STONE

A THREE STORY AND BASKMENT BROWN STONE Dwelling, It rooms and bath, on East 119th st.; restricted neighborhood; 17x46x100; price \$8,000; \$3,000 or less cash; possession May 1; this is the cheapest dwelling in Harlem. EDWARD PHILIPS, owner, 145 Brosdway.

A DECIDED BARGAIN.-VERY FINE SUBSTAN-cial five story Flat, being extra wide, is modern and spa-cious, choserful location, near 125th at; equity \$13,000; ware chance; safe invoximent. Address GENUINE, box 192 thorald office. A.-A.-A.-SPLENDID BARGAIN AND INVEST-ment: Tenoment House on east side, near 70th st; \$19,006* rents guaranteed \$2,040. \$10. SEGEE, 50 Liberty st. A.-PARK AV. WEST SIDE, 130TH TO 131ST ST.-Block front, 60 feet deep; old buildings; possession; casy terms. MACLAY & DAVIES, Equitable Building, 120 Broadway.

A VALUABLE PROPERTY FOR SALE TO CLOSE an estate, 17th st., near Union square, running through to 18th st., reasonable price.
OGDEN & ULARK, 240 4th av. and 11 Pine. A -MADISON AV, BELOW 75TH ST.-A GENTLEman's Residence, fully and artistically furnished (correhouse), is offered for ront at \$3,500 per annum.

S. H. FURMAN & CO., 187 Breadway.

A FINE FOUR STORY AND BASEMENT AND EXtension stone frost Rouse, all improvements, good order,
65th st., near Madison av, under value; 25,500 extension,
x100.

H. W. SHIPMAN, 137 Breadway.

A SUPERB INVESTMENT.-IST AV., NEAR 34TH at., Double Stores and Tehemeute: rentals \$1,550; great bargain at \$12,500; only \$2,500 required.

(HBSON, 58 Liberty. GIBSON, 58 Liberty.

A. -65TH ST., NEAR MADISON AV., 20 FOOT FOUR story Dwelling, Snely decorated; an unusually attractive house; will be sold at moderate price.

I. J. CARPENTER, 41 Liberty st., 1,181 3d av.

A. -838,000 WILL BUY TWO FIVE STORY; DOUBLE Flats, actually paying 12 per cent, near 2d av. and 47th st., VICTOR FREUND & 30N, 3d av., copper 47th st., 4 a. 84,000 CASH, WILL BUY WILLDER STORY; DOUBLE STORY; DOUB

A .- \$4.500 CASH WILL BUY THREE STORY DWELL-ing on Lexington av., below 50th st.; mortgage \$11,500, 5 per cent. VICTOR FREUND & SON, 3d av., corner 47th at. A.-\$12500 CASH WILL BUY FIVE STORY SINGLE Flat, near 3d av, and 50th st.; mortgage \$10,000, 446 per cent. VICTOR FREUND & SON, 3d av., corner 47th st.

A.—THIRD AVENUE PROPERTY, BELOW 59TH ST., five story, 33x100, \$44,000. GREENWALD & CO., 202 Broadway. A.-28 FOOT BROWN STONE FLAT, NEAR 3D AV. 72d st. \$28,000. GREENWALD & CO., 202 Brondway.

A.-THREE STORY BROWN STONE PRIVATE House, on 72d st.; price \$12,000. GREENWALD & CO., 202 Broadway. A LOT, 25X102, 76TH ST., NEAR AV. A; WULL SELL cheap for roady cash. D. P. DARLING & CO., 30 Court st., Brooklyn.

A FOUR STORY HIGH STOOP BROWN STONE House for sale on 45th at., near 5th av. SETON & WISSMANN, 78 Cadar st. AN EXTRA WIDE FINE CORNER HOUSE FOR sale: choice location (Murray Hill); stable convenient if desired. Apply to WM. P. SEYMOUR, 171 Broadway. A PROMINENT THIRD AVENUE CORNER, EXTRA also, below 34th st. for sale at a low price.

OEO. R. READ, Aster Building, 9 Pine st. A.-A.-A.-LOTS, WITH BUILDER'S LOAN, ON ast and west sides. GEO, SEGKE, 56 Liberty.

BUILDING LOT. 25X100, 24TH ST., NEAR 2D AV.; cascable price; liberal terms. Owner, 150 Broadway. EAST 21ST ST., 2D AND ND AVS.—TWO DWELLING Houses, 21 feet each x1/2 the block; auitable for building purposes, price, \$15,000 each. Apply M. J. ENNIS, 3d av., certair With \$1.

FOR SALE—A PRIVATE HOUSE ON EAST 19TH et., \$15,000; also one on east 18th st., \$19,500, HIRAM MEKRITT, 53 36 av. FOR SALE—158 EAST 102D ST. FOUR STORY brown stone Tenement, 20 by about 50 by 100: 511,000.
COUDERT BROTHERS, 70 William st, FOR SALE-TWO FULL LOTS ON 75TH ST., NEAR by. A. or will exchange for improved Property. Owner, JPS Division ct.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to East flavor. FOR SALE IN THE CHOICEST PART OF MADISON

av., on Marray Hill, a full size Dwelling for Sib.(20), E. H. LUDLOW & t.O., SiO Stinav, or 37 Liberty st. FOR SALE-FOUR LOTS, INCLUDING CORNER, size 100x100, sv. A. near 72d st., suitable for factory, tenements, &c. Apply is SETON & WISSMANN, 70 Court at. GREAT BARGAIN-HANDSOME THERE STORY brown atone 20 foot Homes, near Madison av., Harland, price 510,000 only 81,000 cach required. Owner, 183 Broadway, room 1.

Breadway, soom i.

GREAT BARGAIN. HANDSUME NEW 199USE,
modern style, best part of Parlsm, near Madison av.;
price \$12,800; only Signt caption.

SIRE BROTHERS, 183 Breadway. PRICE \$12,800; only \$1,500 cash required.

SIRE BROTHERS, 183 Broadway.

GREAT BARGAIN-CORNER FLAT, NEARLY 100 feet on svones, contrally located; only \$5,000 cash required; now paying 20 per cent net. STEIN, 550 cash required; now paying 20 per cent net. STEIN, 550 cash reprive story brown sions single Flat, all rented price \$14,000; only \$1,000 cash; balance on merigany term of years. EDWARD FILLIP, owner, 15. Product of the contral property for impresement; see thom. CHAS. S. PECS. 4 West 28th st.

MADISON AV. NORTHEAST CORNER 115TH ST.—Forr elegant Flat Houses, steam heated, togother or apparate. OSCAR M. HOGERBY, 1,400 leakington av.

PROPITABLE INVESTMENT CAN BE SKUURED IN

PROFITABLE INVESTMENT CAN BE SECURED IN two elegans, extra large, five story and basement Aparticent Houses, 200 and 31.1 East 70th at., each 31.3 kest 100.11; in splendid order; paying 15 per cent on amount needed to purchase.

ARTHUR KENNY, 60 College place.

TWO LOTS NORTH SIDE OF SOTH ST. OF FERT enst of Madison av.; 51 feet by half block; no exchange, Owner, 188 West 76th et.

THIRD AV., CORNER STITH ST., 1,754.—FIVE STORY Bouble Flat, 86 feet doen, with three storos; great bargain. Owner, 129 fromway, third floor, room 10.

20 AV., NEAR 59711 ST.—FIVE STORY, WITH stores, \$23,509; onsy torms. WEBER, 145 West 26th. 3D AV. NORTHWEST CORNER 103TH ST. -51X100;
five story brick, well built and in good order, at a fair price; good investment,
PATRICK FOX, 47 Liberty et.

3D AV.-LEASEHOLD, NEAR 15TH ST. RENTING for \$128 per month. SMITH & ALLEN, 675 Broadway.

25 EAST 74TH ST. -25X60X102; IF SOLD IMMEDI-distely \$40,000; worth \$50,000; easy terms; open daify, 75TH ST., 22 BAST. -STATELY TWENTY-FIVE FOOT Residence, near Park; perfect order: large extension; price \$50,000; mortgage \$32,000. Permit, ROBINSON, Owner, 145 Broadway.

Quant. 145 Broadway.

132D. NEAR MADISON AY.—THREE STORY DWELL-ing; \$10,000, mortgage \$7,000.

JOHN T. BOYD, 50 Liberty at. A07 AND 400 EAST ISTH NT. ADJUNING IST AV. 40x92; large Double front and small rook Houses; good Stores and tenements; alterable into business purposes. OYRILIR, VAREAU. Grand st, and bowery.

\$1,500 CASH-GREAT BARGAIN-DOUBLE TENEment, near 2d av.; price \$18,500; runt over \$100 month; must be sold.

\$2,000 CASH, BALANCE MORTGAGE, WILL PURchase four story brown stone House, Lexington av., below 50th st.; routed \$1,000 per year.

ANDERSON, 85 White st. SE,000 EACH-TWO FULL LOTS, 1318T ST., NEAR 5th sy,; more than enough good sand on lots to build; a

54h ex.; more than enough good sand on lots to build; a bargain.

J. EDGAR LEAYCRAFT, 1.544 Broadway.

\$12,000.—FOR SALE, A HANDSOME HOUSE, 23D at, near 3d at.

\$17,000 \$7,000 CASH, BALANCE MORTGAGE, WILL buy handsome English basement House; fine location. Apply te owner, on premises, 144 Lexington ay., near 20th 3t. \$28,500-ACTUAL RENT \$8,000; PROMPT BUYER gar, occ. ACTUAL, RENT SS, 100. PROMPT SOTTER can get a bargain; asat side, below \$23 st.; fine Tene-ment, desirably located. G. W. KEELER, 54 Pine st. \$150,000.—MADISON AV. CORNER 77TH, CHOICE Plot, 102,28126. BICHARD WILLIAMSON, 32 West 19th, Apply personally.

Above 14th St., 5th Av. to North River, Above 14th St., 5th Av. to North River,
A FOUR STORY AND BASEMENT, 19.6 FOOT HIGH
stoop brick and brown stone private House on West End
av., near 86th st.; a very desirable neighborhood; handsomety decorated, gas fixtures and carpets; contains 17
rooms; the interior has been remodelied; too large for
present owner and occupant; price reasonable; will exchange for unimproved city Lots or Flat.
FETER E CALLAHAN, 230 Enst 42d st.

A BARGAIN.—ON WEST 17TH ST. NEAR 7TH AV.,
three three stery high stoop brick House, rented to
three reliable tenants; newly painted, decorated and in
first class order; will be sold at a secretice.
JOHN R. FOLEY & SON,
163 Broadway.

A BARGAIN—ON WEST 20TH ST., NEAR STH AV.,
an elegant four story Dwelling, 18,4305x32, well rented
to solvent teoant, for sale at a price that it will be impossible to duplicats.
JOHN R. FOLEY & SON, 163 Broadway.

A RARE CHANCE TO PURCHASE AN ELEGANT

JOHN R. FUHEY & SUN, 103 BURNESS,

A RARK CHANCE TO PURCHASE AN ELEGANT
Private Dwelling in very choice location in Harlem, on
West 124th st., three story high stoop brown stone, 18x
55x190; gas fixtures, mirrors and all modern improvements; price only \$15,000.

JOHN R. FOLEY & SON, 153 Broadway.

A BARGAIN.—NEW, SUPERIOR 20 FOOT FOUR
A BARGAIN.—NEW, SUPERIOR 20 FOOT FOUR
A BARGAIN.—NEW, SUPERIOR 20 FOOT FOUR
A BOOK STORM atom Residence No. 100 West
128th st.; butler's pantry and bedroom extension; hardwood trimmed throughout: electric bells, mirrors, sideboards, open fleeplaces, tiled Kikrhan; overy medern convanience. Carataker, on premises.

A SUBSTANTIAL THREE STORY HIGH STOOP
brown atoms Dwelling, in perfect order, 16,8x56x100, betwoom 5tl, ac and Ernalway, near 42d st.; price \$10,000,
mortgage new thereon. \$18,000, five per cent three years;
possention May 1; this is a bargain.

Permits of Shyth & RVAN, 70 Liberty st.

A SUBSTANTIAL THREE STORY HIGH STOOP brown stone Dwelling, in perfect order, 16.8x55x100, between 6th av. and Broadway, near 42d st., rice SHOOD, mortgage now thereon \$16,000, 5ve per cent three years: persection May 1, this is a bargain. Permits of SMYTH & RYAN, 70 Liberty st.

A BARGAIN.-CENTRAL PARK WEST (STH AV.), No. 235, near 83d st, elegant four story 20 foot dining room extension House, middle of the block; plumbing and trim first class; full commission to brokers; might exchange.

J. K. PLACE, 41, 43 Wall st. exchange.

J. K. PLACE, 41, 43 Wall at.

A BARGAIN FOR SOMEBODY,—ONLY LITTLE
cash required,—Three story 20 foot store Dwelling on
principal avenue, Harlem; sell for \$13,500, which is
\$2,000 less than any other bouse on block can be bought
for. Owner, 108 Broadway, room 12.

tor. Owner, MS Broadway, room 12.

A QUICK PURCHASER CAN FIND A BARGAIN IN
No. 404 West 58th st., a three story and basement brown
stone Dwelling, 18.8 front; must be sold in order to close
an estate. Apply to ROBERT R. PEREINS, 96 Broadan estate. A.—HANDSOMEST HOUSES ON THE WEST SIDE; four story Dwallings on West End av., 78th and 77th sts; prices low; easy terms. Also small Houses in Harlem; always open.

DORE LYON, 821 West 138th st. A.—PARTIES WISHING TO PURCHASE A FIRST class Hesidence at very reasonable price would do well to examine the newly finished houses in restricted block Nos. 12, 18 and 20 West S3d et.

JOHN LIVINGSTON, Builder, 130 East Tist at.

A -57TH ST, BETWEEN 5TH AND 6TH AVS.-Pine full size and extension House; price very low focuse cetate. Apply to WM. P. SEYMOUR, 171 Broad way.

AMSTERDAM AV. WEST SIDE, BETWEEN 131ST and 1824 siz.—Five full Lots; easy terms; bargain, MACLAY & DAVIES, Equitable Failding, 120 Broadway.

A BARGAIN.—FOR INVESTMENT-SIST ST., NEAR Lexington av.; medium sixed Dwelling, ronted until 1894; price \$15,000. GUNON & MACDONALD, No. 20 West Sist st. A BARGAIN-WEST 30TH ST., NEAR STH. AV. FOUR.

A BARGAIN-WEST STR. ARABIC STR. APARTment Houses, near 40th at, and 30th av.; three families on each floor; all latest improvements; rent 85,000 each; builder must sell. FRED A CARLL, 176 Breadway.

A BARGAIN-WEST 30TH ST., NEAR 5TH AV., FOUR story private Dwelling; price only \$20,000; adjoining House sold for \$25,000.

H. F. SCHELLHASS, 171 Breadway.

A.-GREAT CHANCE-18TH ST., ADJOINING THE av. five story Dauble Tenement, all rented; ren: \$3,700 price \$34,000; hargain.
WM. KENNELLY & BROTHER, 45 Liberty. A VERY DESIRABLE THREE STORY HOUSE, PER-fect order; well rented; 534 st., between Broadway and 8th av.; low price. OGDEN & CLARK, 240 4th av. and 11 Pine.

A BIG BARGAIN.—OFFER WANTED FOR HAND-some four story Dwelling, near 55th and Central Park West; price berefore \$40,000. LOUIE K. FRIES, 44 Broadway. A NEW THREE STORY BRICK AND STONE 16 foot Sinch Dwalling, 518 West 118th st., near Morning-side Park; low price. Apply on premises or owner, 242 Water st.

side Park; low price. Apply on premises or owner, 242 Water st.

A.-THREE LOTS NORTH SIDE OSTH ST. 75 FEET east of the Boulevird, adjoining the church, and one northwest corner 8th av. and 120th st.

A.-A.-A.-A.-PLOT, 40X100, WITH SMALL HOUSE on it; splendid site for builder; near Boulevard, below 72d st; price \$18,500; would make small builder's loan.

AT A BARGAIN.-A BEAUTIFUL THEER STORY brown stone House, 18X55x100.11; cabinet trimmed, with mirrary and chandallers. West 12th st., adjoining 7th av. Address b. F. 361 Herald office.

A THREE STORY BROWN STONE DWELLING, leasehold, mirrors and hall carpets included, in splendid order, at a bargain, Owner, 320 West 55th st.

A FOUR STORY HIGH STORY BROWN STONE House for sale, on 22d st., between 5th and 6th avs. Apply to SETON & WISSMANN, 70 Gedar st.

A BARGAIN.-FOUR STORY BRICK TENEMENT

A BARGAIN -FOUR STORY BRICK TENEMENT House, in good order, 400 West 54th st., will be sold \$14,000; terms to suft; anxious to sell.

#14,000; terms to suit; anxious to sell.

A CORNER AND INSIDE PLOT, 10TH AV. NEAR 164th st; also Corner, four lots, 24th ward; groat in ducements; many others.

J. ELIAS, 645 th av.

A GREAT BARGAIN, FOUR STORY HOUSE, NEAR Broadway; price \$13,900; only \$1,000 cash required.

SIRE BROS., 183 Broadway. AT LOW PRICE-IS FOOT THREE STORY BRICK Dwelling, 41 Bradhnest av., near 145th st. and 8th av. Address OWNER, 242 Water st. A THREE STORY HIGH STOOP; GOOD ORDER; 37TH st., near 7th av., price \$13,500; terms easy; bargain, WM. R. MASON, 269 West 34th st.

WM. R. MASON, 269 West Sets at.
A 20 FOOT, THREE STOKY HIGH STOOP, 31ST ST.,
between 8th and 9th aws. price \$15,000.
W. R. MASON, 250 West 34th st.
AN APARTMENT HOUSE, 15TH ST., NEAR OTH AV.,
all improvements and all rested, paying 12 por cont.
H. W. SHIPMAN, 137 Broadway. A. -\$4,000 CASH, \$10,000 MORTGAGE, WILL BUT three story and basement brown stone private House near 5th av., Harlem. PRINCIPLE, 306 Herald office. A.-FOUR STORY FRONT AND REAR, ON 42D ST., 25x100.5; terms to suit; price \$18,000. WM. C. GYSBERS, 556 916 av. WM. C. GYSBERS, 550 21h av.

A GOOD FOUR STORY DWELLING, 31ST ST., NEAR
8th av.; rented; price \$13,500. FRIES, 44 Broadway,
A PLOT, 50X100, WEST 95TH ST., AT PAN ROCK
price. J. G. KEARNEY, 71 Broadway, room 30.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

SEVEN SOLD ALREADY. and instantly occupied by purchasers. We offer the few unseld houses on the TWIN BLOCKS OF BROWN STONE

houses on north and south side of
WEST SSTH ST (ASPHALT PAVEMENT),
between the Boulevard and West End av, from
Nos. 254 to 265. These bouses are in
DELIGHTFUL VARIETY (PF MODERN ARCHITECTURE. Three story high stoop (some box stoops), butler's pantry extension, solid brown stone fronts, jewelled glass deers and windows, hardwood fluish, three exquisitely decorated, some foyer and other saloen pariers. We will sell sell BEFORE THE GREAT ADVANCE
in real estate WHICH MUST SHORTLY TAKE PLACE
in this
LIMITED AND RESTRICTED DISTRICT
at from \$22,000 to \$25,000.

Using on premises, which are constantly open to inspection. J. EDMAR LEAYCRAFT, 1.544 Broadway,

A.-A.-PRIOE \$30,000. I have taken in exchange for other property A MOST ELABORATE FOUR STORY BASEMENT AND CELLAR SIDE BOX STOOP (THEATRE FRONT) BROWN STONE MANSION, Dear Central Park, instruced methods and the Boulevard, FIREE SALOON FLOURS, HARDWOOD TRIMMED THROUGHOUT, ELECTRIC ATTACHMENTS AND ALL LATEST MEROUEMENTS, gite of house Boxoo, int over 100; will SACRIFICE for CASI or will be reuted low to a respectible party; positively further particulars only on personal application to owner.

GOLDSMITH, No. 00 Broadway.

A.—PEERLESS MANSIONS, NANHATTAN SQUARD,
North (8) ist st., burgeson 8th and 9th ava. — Cebinat finish
25 for swories basement and cellar; classical
original and unique; "L" station at cornor; inapsection; or
vited; nee article on these houses by Russell Sturgess,
suchitect, in "The City House" in Scribnor's for June,
1949.

architect, in "The City House" in Scribner's for June, 1819.
Titles will be guaranteed by policies of tith insurance of the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st. New York. RICHARD DEEVES, Owner and Builder, 66 West Sais st.

A.—PARTIES WISHING TO PURCHASE a first class private House at v.ry reasonable price would do well to examine the newly finished Houses Nos. 102, 104, 156, 138 West 74th st., between Columbus and Amsterdam avs. These Houses are thoroughly and substantially built by day's work and are finished in the best and most complete manner. Always open.

JUHN (1921), Hullder, 154 Wast 74th st. Always open, JOHN COAR, Builder, 154 West 74th st. A-LIQUOK STORE, CORNER LENOX AV. AND 128th st., for sale by administratrix; lease to 1902; lease covers over three lots, fully improved; profit in rents alone about \$5,000 per year; long established business, which is only sold on account of death of proprietor; wild be offered at public anction if not soon and at private sale. Principals only apply to P. F. McKEON, 2,812 Sd av., near 120th at.

A.—A.—WASHINGTON HEIGHTS PROPERTY; entire block, 24 lots, \$50,000; streets graded; no reck; harrain, B. PHENIX INGRAHAM, & CO., 73 Codar at.

A.-A.-28TH ST., NEAR GTH AV.; three story brick Dwolling; can be altered for business; price \$17,000.

D. PHENIX INGRAHAM & CO., 73 Gedar st.

73 Cedar at.

A.-A.-LOTS FOR IMPROVEMENT
in the choicest part of the west side.
with or without ion.
D. PHONIX INGRAHAM & CO.,
73 Cedat st.

A.-A.-SEVERAL THREE STORY DWELLINGS ON the east side, below 50th st., rented to desirable tenants, to exchange for vacant Lota or other Property; price \$10,500 ench; rent \$800.

D. PHENIX INGRAHAM & CO., 73 Cedar st.

AT 64TH ST., NEAR BOULEVARD.
A desirable Plot of Lots cheap, D. PHENIX INGRAHAM & CO., 73 Cedar st.

ATTRACTIVE HOUSES ON THE WEST SIDE. DEscriptive lists, having full information, with ANDREW POWELL, 107 Broadway.

BUILDERS.—I HAVE A CHOICE PLOT OF LOTS. HULLDERS. - HAVE A CHOICE PLOT OF LOTS, 190x 100, on the Boulevard, near 190th at, with a cerner; also 90 feet near Both at, on 10th av, very cheap, some side streat Lots that are bargains. Call and see what I can other.

CHAS. F. WHITE, 1,727 Columbus (9th) av. BUILDERS, ATTENTION:-RESPONSIBLE BUILD-er, 10 Lots on 96th at, near 9th av.; no money required; \$150,000 profit in the transaction; no brokers. PRIN-CIPAL, neraid. GITAL, Heraid.

BARGAIN—FIVE STORY DOUBLE FLAT, NEAR station, all rented; one block from station on 9th av.; price \$2,600; a sure 10 per cent on investment.

GUARS F. WHITE 1,727 Columbus (9th) av.

BUILDERS.—GOOD CHANCE—46X100, THREE story brick Buildings, adjoining evener 8th av., below 34th at.; price \$22,000; bargain.

WM. R. MANON, 268 West 34th.

BUILDERS.—TO CLOSE AN ESTATE, SIX LOTS, north side of 66th at., between the Builevard and 10th av., cheap.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

BUYERS WILL FIND IT TO THEIR ADVANTAGE to buy through me; private Dwellings on the west side and various investments from \$15,000 superd.

J. EDGAR LEAYCRAFT, 1,644 Broadway. BARGAIN NEAR SOTH ST. GOOD FOUR STORY Dunble and four story Rear, 25x100; never vacant; rents ever \$2,000; nrice \$21,000; Wal. 0, 078BERS, 556 9th av., corner flet st.

WM. C. GYSBERS, 556 8th av., corner first st.

BLOCK OF 24 LOTS BETWEEN INTH AND ISSTH,
Wadsworth and 11th avs., near Cable road; price \$50,000;
terms easy. Apply owner, 12 East 31st st.

BEST VACANT CORNER ON THE WEST SIDE.—
Eight Lots, southeast corner of Boulevard and 86th st.
OTTO ERNST, South Amboy, N. J.

BROWN STONE RESIDENCE, WEST 21ST ST.,
fronting on park; big bargain; at \$13,300. St. Inberty.

BULLDERS AND INVESTORS.—LOTS IN WEST
3d, 4th, Wooster, Bleecker, 11th and 23d sts.; also 9th
and 1eth wards. SMITH & ALLEN, 875 Broadway.

BARGAIN.—TWO FINE NEW APARTMENT
Houses, with improvements; this is a 15 to 20 per cent
investment. Inquire northeast corner 5th av. and 34th st.

CUT THIS OUT.

CUT THIS OUT.

Elegant Private Dwellings.

Nos. 320 and 322 West 88th st.,

near Riverside Drive;

Matery 2075, and butler's pastry extensions;

handsome fronts; cables trim throughout.

Apply on premises.

W. E. LANCHANTIN. Apply on premises.

CABLE ROAD -A PLOT OF LOTS, CURNER, 100X
100, on the line of the cable road, 10th av., near 145th
st.; \$35,000; investment.

J. EDGAR LEAYCRAFT, 1,544 Broadway. J. EBGAR LEAYCRAFT, 1,944 Broadway.

CHEAP—THREE STORY DWELLING, WEST 21ST
st., near 7tb, 28.48402109.

ALFRED KUHLER, 1,227 Broadway.

DESIRABLE DWELLING, MANHATTAN AV., NEAR
122d st., and other Properties for naie; bargain; might
exchange for Country Fisce or Lots.

J. ELIAS, 945 6tb sv. DESIRABLE LOTS WEST SIDE AND ABOVE HARlem River, with or without loan.

ANDREW FOWELL, 167 Proadway.

BOR SALE OR TO LET-THAT FINE MANSION
and Stable, with 33 Lots of ground and large water
front, fnot of 155th at, and fluxen River (Acadeon
Park); this is a beautiful spot for private residence,
lotel, school or institution or large manufacturing enterprise.

L FRREDMAN, 55 Breadway, terprise.

1. FEREDMAN, 55 Breadway,
FOR INVESTMENT AND A HOME.—FOUR STORY
brown stone Double Apartment House in best part of
Harlem for sale upon easy terms; live in one flat and
rent the rest; pay \$5,000 down and have long time for
balance. Address OWNER, box 2,206 New York Post

FOR SALE-THREE STORY HIGH STOOP BROWN atone House, 130th at, near 5th av.; newly descrated, initial floors, rich cabinets, efectric lighting and burglar alarm complete, express, regs, chandeliers; in perfect order: price \$17,600; mortgage \$10,000 at five per cent. R., 310 Herald office. FOR SALE-A FIRST CLASS HOUSE IN WEST Sorh st., 20 feet wide and four stories high; lot 100 feet: elegant decorations and all modern improvements; price \$550,000, not less. Address A., 270 West 23d st.

FOR SALE-ON LENOX HILL, A BEAUTIFUL 20 foot House. Apply to J. R. HAY or J. O. BAKER, 7 Wall FOR SALE IN WEST 92D ST., NEAR CENTRAL Park, three story brown stone House, 20x50; lot 100; price \$10,000.

E. H. LUDLOW & CO., 47 Liberty st. and 500 5th av.

FIVE STORY DOUBLE FLAT, WITH STORE ON Columbus (9th) av., below 106th st.; very cheap if sold at once. KAHN, SCHOLFIELD & CO., 1,486 Columbus (9th) av., corner 88th st. For sale-The Superbly Built House 180 West 75th st. with its exquisitely unique decerations by Mosers. Fr. Beck & Co., of 5th av. Always open. FOR SALE-VALUABLE PIECE STORE PROP-rty, Lancz av., west side, between 124th and 125th sts.; acreasing value, G. 314 Harald office. FOR SALE-THE FINEST CORNER LOT ON 5TH av. (Lenox Hill); size 20.2x125. Apply to SETON & WISSMANN, 79 Cedur st.

FOR SALE OR TO LET-HOUSE 112 WEST 78TH at, 17s100; decorated and mahogany Snish. Inquire next door (No. 114). FOR SALE-HOUSE, WEST 20TH ST., 18.4X65X92 bargsio. J. H. & G. W. COSTER, 1785th av. FOR SALE-HOUSE, WEST 29TH ST.; GOOD IN-estment, J. H. & G. W. COSTER, 173 5th av.

FOR SALE-WEST 420 ST. HIGH STOOP HOUSE; prices \$15,000. No agents. H. D., 150 Herald Uptown.

LOTS 99TH ST., 50X100, PRICE \$15,000; VERY CHAS. F. WHITE, 1,727 (8th) Columbus av.

NINTH AV., 1,870, NEAR 100TH ST.-FIVE STORY Flats, with atores, great bargain; liberal terms; title guaranteed. Owner, 120 Broadway, third floor, room 10.

PARTHES DESIRING PRIVATE HOUSES ON WEST aids will do well to rail and examine our list; have some great bargains. KAHN, SCHOLFRLD & CO., 1,406 Columbus (Sth) av., corner SSth st.

THE NEW MODERN DWELLINGS, NOS. 26 AND 28 and 33 to 47 West 75th st., four story, cabinet fluished throughout, dining room and butler's pasting extension; restricted block; sizes 20, 21 and 22 fees front; near Seventy-second street clevated station; will sell reasonable; open for inspection daily.

1. ZITTEL, 1,188 Columbus av., corner 72d st. TO HIGHEST BIDDER,

Anction sale of 321 West Löth st., at Exchange Sales-room, on February 12, elegant brown stone Residence; choice location, possession May I.

THERE LEFT OF THESE SPLENDID FOUR STORY and basement cabinet trimmed Dwellings, 307, 308, 311 West 83th st., between West End and Riverside ava; in-spection laviled; prices moderate to quick buyers. In-quire on premises.

GUNN & GRANT, Builders. TWO FINE WELL PAYING TENEMENTS ON WEST Sth at. TREACY, 1,000 9th av. 48th st. TREACY, 1,009 9th av.
WEST 18TH ST. NO. 333, BETWEEN STH AND STH
avs., north side.—Three stery and half brick high steep
Dwelling, in perfect order; immediate powersion; can
be such overlags. MOSSMAN, 101 Maiden lane.
WILL SELL FLAT PROPERTY, WEST OF CENtral Park and worth \$20,000, for \$1,000 cash and balance
on mortgage, OWNER, box 177 Herald office.
WEST 17TH 52* WEST 17TH ST.-TWO DOUBLE FLATS, RENT FOR \$2,800; price \$29,500 each. Waf. S, RAMSEY, 118 9th av.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. Above 14th St., 5th Av. to North River.

WELL PAYING TENEMENT PROPERTY; ALSO DEsirable Lot on West 20th St.

OHARLIE WRIGHT, 225 West 15th.

WEST END AV. 207. NEAR 74TH ST.—THREE
story box stoop brick and brown stone on easy terms;
open for inspection II to 1.

OTH AV., NEAR 20TH ST.—FIVE STORY APARTment House; \$40,500; rent \$4,100.

WESER, 145 West 20th.

18TH, NEAR OTH AV.—FIVE STORY APARTMENT;
\$38,500, rent \$4,200.

JOHN T. BOYD, 59 Liberty st.

19TH ST., BETWEEN 5TH AND CTH AVS.—THREE
story high stoop brown stone House for sale; 25x85x34
the block. Apply to SETON & WISSMANN, 79 Cedar at
32 WEST 24TH ST., NEAR 5TH AV. 32 WEST 24TH ST. NEAR 5TH AV. Five story brown stone 20 foot House for business or dwelling.

J. EDGAR LEAYCRAFT, 1,544 Broadway. 3BD ST. BETWEEN STS AND DTH AVe.—FOUR story high stoop private Dwelling, 23.6x35x100; price \$25,000; perfect order, 5. EDGAR LEAYCRAFT, 1.544 Broadway. 3dTH ST. BETWEEN BROADWAY AND 7TH AV-Plot, 150x200, running through to 35th st.; part sale, part lease long term. ADRIAN G. HEGEMAN & CO., 1.321 Broadway. ADRIAN G. HEGEMAN & CO., L321 Broadway.

37TH ST., NEAR STH AV.—FIVE STORY DOUBLE, two Stores; £24,000; cash \$10,000.

WEBER, 145 West 26th.

37TH ST., NEAR TH AV.—STORE AND TENEments; rentals \$1,400; bargain at \$14,000.

GIRSON, 58 Liberty.

40TH ST., OPPOSITE BRYANT PARK.—FOUR STORY high stoop brown stone House for sale. Apply to SETON & WISSMANN, 75 Gedar *1.

41ST ST. BETWEEN TTH AND STH AVS.—TWO Lots, 50x100; old Buildings; price low; terms easy.

GUNON & MACLONALD, No. 38 West Slat st.

44TH ST., NEAR BROADWAY.

44TH ST., NEAR BRUADWAY.
A desirable three story and basement high stoop Dwelling, in excellent order; price \$10,000; \$15,000 may remain if desired.
D. PHŒNIX INGRAHAM & CO., 73 Cedars.

45TH ST., STE AV. AND BROADWAY.—CHEAP private Dwelling, three story, 20 feet; under lease; excellent investment.

J. EDGAR LEAYCRAFT, 1,544 Broadway. 49TH ST. NO. 72 WEST. ELEGANT 21 FOOT RESI-dence: perfect order: large extension: \$37,500 in fee; mortgage to suit; pessassion. EOBINSON, owner, 145 Broadway. ROBINSON, owner, 145 Broad, way, 53D, NEAR BROAD, way, -FOUR STORY BROWN stone Dwelling; only \$2,000 cnais.

BOTH ST. FOUR STORY HIGH STOOP, 19X55X EXtension x100; decorated; between Sth and 9th ava, northagge \$21,000 at live per cent, will sell at a bargain to quick Durchasor.

J. EDGAR LEAVGRAFT, 1.544 Broadway.

J. EDGAR LEAYCRAFT, LOST DIOUWS,
90Th ST. STH TO STH AV FOUR STORY HIGH
stoop brick Dwelling, 18.9x00x100; elegantly decorated;
elegantly furnished; carpets; gas fixures; owner must
sell, furnished or unfurnished. Apply to
J. EDGAR LEAYCRAFT, 1,544 Broadway. 94TH ST. 62 TO 68 WEST.—THREE STORY AND pasement: cabinet trimmen; near "L" station; a bar-rain. CORNET & ZINMERMAN, builders, 450 West 54th. 115TH ST. AND MANHATTAN AV.,

> overlooking Morningside Park, two blocks from "L" station.

Nine choice and very desirable Houses, in perfect order throughout, now being decorated and equipped

A bandsomely decerated four story House, No. 56 East 68th st., in perfect order, to let at reasonable rent or will sell; house open for inspection. For information apply on pramises or GERALD R. BROWN, No. 120 Broadway.

110TH ST., 35 WEST.-THREE STORY, BASEMENT, 6 feat front; \$10,000; open Sunday. Inquire on prem-900TH ST., NEAR AMSTERDAM AV.—THREE LOTS, 5x89,11, at a bargain.
SAMUEL MgC/AMMAN sowner, 49 Eagt 128th st. \$2,000 IN READY MONEY WILL SECURE POSSES-sion of the beautiful decorated (colonialestyle) House 188 West 98d at.; at \$2,000 less than November price; station street; usher on premises.

\$7,000 CASH, BALANGE MORTGAGE—SINGLE FLAT, n first class neighborhood. WM. S. RAMSAY, 119 9th sv. WM. S. RAMSAY, 119 9th sy.

\$14,000 invested in Cold water flat (new).

\$0th at, near Oth av., will pay 18 per cent; over \$23,000 mortgage; all rented. H. W. SHIPMAN, 187 Breadway.

\$17,000 FOR BLEGANT THREE STORY PRIVATE House on tender residence block, below 50th at. Apply P. S. TREACY, 1,000 9th av.

North Side (Above Harlem River). A 10 ROOM HOUSE, 100 FEET, WASHINGTON AV.; corner house; speculation, \$7,500. BURNETT & CO., Trement, BURNETT & CO., Tremont,

ATTRAUTIVE, DECORATED CORNER HOUSE,
crown Mount Hope; improvements; 57,000; buyers only
call.

BURNETT & CO., Tremont,

AN EXTRAORDINARY OPPORTUNITY-PRETTY
House, almost two lots; improvements; high ground;
57,600.

ADJACENT AND ON 177TH, THE 123TH ST. OF ANnex district, 420 feet front; two Corners, great future;
83,750; cell personally.

BURNETT & CO., Tremont,

A -LOTS AND PLOTS AT TREMONT, BEDFORD
Park and Ferdham Heights. Particulers, BURNETT &
CO., Tremont. A.—LIBERAL PRICES AND TERMS TO PARTIES wishing to build; Fordham Heights.

BURNETT & CO., Tremont.

ADJACENT AND ON 17TH ST., 380 PEET FRONT, antonishingly cheap, 85, 750; Corners.

BURNETT & CO., Tremont.

BURNETT & CO., Tremont. A.-IN THE NEIGHBORHOOD NEW HARLEM railroad depot, 50x150. BURNETT & CO., Tremont. A SPLENDID CORNER, 110X88, FRONTING On three streets, near Boston av., must be sold to close an estate; has great future value; only \$4,000, gentine bargain. bargain. CARL E. RANDRUP, 3,605 3d av.

A BARGAIN.—SEVEN LOTS, EAST SIDE, NEAR
TDird avenue "Li." high ground; only \$3,000.

LEWIS & HOLDER, 718 East 177th st.

BRONX RIVER ROAD, NEAR WOODLAWN STAtion (24th ward).—Plot of 42 Lots; price \$7,500; easy
terms. SAMUEL MCCAMMAN, owner, 40 East 128th st.

COTTAGES, MORRIS HEIGHTS DOCK, 24TH WARD, Northern and Central railroads. Rector st. 40, minutes, Grand Central 17 minutes; commutation 5 ents; prices \$4,000 upward; all improvements; cheep lots. ANDREW FOWELL, 167 Broadway. ELEGANT RESIDENCE, STABLE, NINE CITY Lote, 24th ward, beathful, restricted locality; magnin-restricted scenery; might exchange. Photograph and pa-diculars with ANDREW POWELL, 167 Broadway. FOR SALE-\$500 CASH, BALANCE IN MONTHLY or yearly payments; the assortment of brick and frame Houses, all modern improvements, at the lowest cash prices from \$4,00 to \$7,800; thousands are paying rone of the second of which would in a few years pay for one of these fine houses with lot; description sent by mail, or inquire on the place of JOHN W. DECRER, Owner and Builder, on 161st st., one block east of 3d av.; title guaranteed.

autoed.

FOUR THIRD AVENUE LOTS, 125 FEET DEEP,
west side, at "L" station; best site for fists; north of
170th st.; only \$4,000 each
LEWIS & HOLDER, 718 East 177th st, ERWIS & HOLDIER, 118 cast 17 of at the for builder. J. H. & G. W. COSTER, 178 5th av. HUNT'S POINT ROAD, BARRETTO AND TIFFANY sta, (three minutes' walk from Hunt's Point station.—Extra deep Lots, adjoining monastery, for sale on the instalment plan without interest.

Equitable Building, 126 Broadway.

HOUSE AND LOT. NORTHEAST CORNER MORRIS av. and 164th at.; House SSA40, 15 rooms; Lot 50x160; 8,000; 60 per cent on mortage. R. F. EMMERICH, 191 Worth at. LOTS IN BEDFORD PARK FOR SALE; \$400, half cash. POWERS, owner, 409 East light st.

NICE COTTAGE FOR SALE—23D WARD; TERMS to aut to would exchange for Lot to improve down town, OWNER, 173 Herald. WNBS, 173 Heraid.

TWO NEW 10 ROOM QUEEN ANNE COTTAGES, holes neighborhood, cheap: also two sight room louses: \$500 cash, balance in instalments if desired, all mprovements; ucar "h" station; a choice Flat in Bed-

improvements; near D staston,
ford Park.

G. W. HARRIS, 3,410 3d av., corner 166th st,
Therek Choice VILLA DWELLINGS FOR SALE
in the suburban quarter, Bedford Park, in the city of
New York, from \$14,000 to \$20,000. Owner, 111 Broadway, room 50. way, room 90.

23D WARD.—FOR SALE, BUILDING PLOT ON ST.
Ann's av., 570 feet; Gorman place, 563 feet, and 156th st.,
275 feet, with valuable fresh water grant; immediate
possession; terms reasonable. Apply to owner,
CHARLES A. STADLER, 223 East 43d st. \$50 CASH, \$150 MONTGAGE-LOTS PARK HILL, valuat at., also Lowerre Station, Yonkers. NECESSITY, 85 Herald Uptown.

§100 CASH, \$150 MORTGAGE-LOTS, BRONX RIVER toad, Woodlawn Heights, near station. OWNER, 21st foreid Upbewn. \$150 CASH, \$850 MORTGAGE-LOTS, KINGSBRIDGE, lear station; title guaranteed. OWNER, 205 Herald Sivo Cash, SEE MORTGAGE-LOTS, BEDFORD Park, Bear station; must sell, Bargain, 189 Herald \$200 CASE, \$500 MORTGAGE-18 LOTS, WEBSTER nd Cresting ava., 17tst st. OPPORTUNITY, 141 Herald \$200 CASH, \$450 MORTGAGE-LOTS, 211TH ST. (IN cood), near station; bargain. DYCKMAN, 142 Herald So O CASH, \$500 MORTGAGE-LOTS, VANDERBILT

\$450 CASH, \$300 MORTGAGE,-THREE BLOCKS for Williamsbridge Station, Norwood; high ground from Williamsbridge Station, Norwood; high ground, beautiful building size.

LEWIS & HOLDER, 718 East 177th st.

\$500, HALF CASH-LOTS, NEAR 176TH ST. AND Jerome av. INSTALMENTS, 189 Herald Uptowa. \$1,200 CASH, \$500 MORTGAGE-SMALL FRAME House, near 176tb at. and Fleetwood av. OPPORTUNITY, 41 Herald Uptown. \$4,000 CASH.-20 LOTS IN 24TH WARD; FOUR frontages, \$10,000, Owner, 508 West 166th st.

Miscellaneous A .- DESIRABLE FIVE STORY BRICK TENEMENT, north of 42d st., near 5th av., 20x100.5; price \$15,000; terms liberal. north of 42d st., near 5th av., 20x100.5; price \$13,000; terms liberal.

SNYTH & RYAN, 70 Liberty st.

A LARGE AND CHOICE LIST OF INVESTMENT Properties—Sd av., large Corner; East 64th, 80th sts.; 10th av., West 27th, 22d, 54th, 39th, 61s.

A.—VALUABLE CORNER PROFERTY FOR IMprovement; five Loca old Buildings; choice lucation; near Fifth Avenus Hotel; price reasonable. Apply to WM. F. SEYMOUR, 171 Brondway.

A GREAT BARGAIN—A HANDSOME SINGLE Plat, renting for \$6,500, will be add for \$89,500; only \$5,000 cash required. SIRE BROS., 183 Brondway.

A GREAT CORNER, PROMINENT PART OF BROADway, for sale, to actile up an estate; can be bought reasonable. Apply J. F. HEXFJRD. 171 Brondway.

A—A—WANTED—CASH BUYERS FOR GOOD PAY.

CITY REAL ESTATE FOR SALE.

Aliscellaneous.

A.-FOR SALE, ON 747H ST.
a 20 foot four story House; price \$20,000
J. R. HAY or J. O. BAREE,
7 Wall st. 7 Wall st.

A SUPERB FOUR STORY AND BASEMENT AND extension new stone framt House, that at, near Park and station, 20x04, extension 11x16x16x160; must be seen to be appreciated.

A. W. SHIPMAN, 137 Broadway.

AN ELEGANT FOUR STORY BASEMENT AND Extension stone front House, 2x28x100, 57sh at, near 5th ax, one of best on street; barraim.

H. W. SHIPMAN, 137 Broadway. FOR SALE-THE FINEST DOUBLE FLAT IN THE mast neighborhood in New York, price \$40,000; ren effice.

FOR SALE-THREE STORY BRICK STORE AND Dwellings, Grand at., \$11,000; also three story brick Store on Second av., Harlem, \$12,001.

J. D. BAKER, 191 Broadway.

FOR SALE-NEAR CENTRAL PARK, FIRST CLASS House; price \$13,000. No agents. W. H., 150 Herald Up town.

GREAT BARGAIN, TAKEN UNDER FORECLOSURE, five story flat; only \$3,000 cash required.

SIRE BROS., 183 Broadway. J. E. WHITAKER (TELETHONE CALL 1,119 38TH), Roal Estate. 278 Bonievard, between West 73d and West 74th st.

278 Boutevard, between West 73d and West 74th st.

PRIVATE HOUSES!

12th st., West, 3 story and baa., 20x30x108.

S0.0 Washingtou place, 3 story and bas., 20x30x100.

22d st., West, 3 story and bas., 20x30x02.

18th st., West, 3 story and bas., 20x40x02.

18th st., West, 3 story and bas., 20x40x10.

23th st., West, 3 story and bas., 20x40x10.

25th st., West, 3 story and bas., 20x40x10.

10th st., East, 2 story and bas., 15x50x110.

Experimental Society and bas., 15x50x110.

Experimental Society and bas., 18x100.

Experimental Society and 18x100.

Experiment

WE HAVE FOR SALE FIVE FOUR STORY HIGH stoop private Houses. English besements, beautifully decorated. Sith and 70th ats., close to Park; will so cheap to quick purchaser; all rented for three years. BILLINGS & DERRICK, 216 Church st., city.

BILLINGS & FERRAL STRONG: AV. A. \$17,500; Starton at. \$18,700; Lowis, \$2,500; 15tb, \$10,000; Blat, \$14,500; Watts, \$8,000, \$9,000; CARPENTER, corner Grand and Bowers.

SOTH ST.—FOUR LOTS, HIGHT FERT FROM RIVER-side; unrestricted; splending they view view; bargain, CLINTON, 151 Brondway. \$3,250 CASH, MORTGAGE \$15,050, TWO FIVESTORY Double Tenements, fully rented and paying net profit of \$115 00 each per month: I need money for other matters and must sait this wock. Call or address fur proofs and full particulars of above, OWNER, room 23, Vander-bills Building, cerner Nassau and Bockman sts.

\$35,000 WILL BUY A FIRST CLASS FOUR STORY high steep brown stone Iwelling, below 58th et, and very central ideation and choice neighborhood; now occupied by owner; a very desirable bargain for any one wanting a nice home. Address OWNER, Post office box 2,589, New York.

BROOKLYN PROPERTY FOR SALE
AND TO RENT.

A BARGAIN.—THREE STORY AND BASEMENT
brick House, South 5th at.; seven minutes from farries;
must be sold.

RENT GUARANTEE CO., 540 Grand st., New York. A BARGAIN-MUST BE SOLD TO CLOSE AN ES-tate-Three story brown stone, 409 Putnam av., near Tompkius avenue "L" station. RULAND & WHITING, 5 Esskman st. Tompkins avenue "L" station.

RULAND & WHITING, 5 Heekmap st.

A PRIVATE RESIDENCE, IN PERFECT REPAGRON Committee Heights, Brooklyn, to rent to private family; ront free to May I on a three years' lease. Address NASSAU, 322 Herald office.

A.—HOUYES FOR SALE—BROOKLYN UPTOWN headquarters for home seekers and investors. WILLIAM P. RAE & CO., 394 dates av., conex Nostrand av.

A FINE THREE STORY AND BASEMENT BROWN stone House on Prospect Heights for sale; \$9,500; cash \$3,500. Owner, 371 lid st., Brooklyn.

BUILDING PROPERTY FOR SALE IN BROOKLYN, corner 4th av. and Sacingtes A., 300x100 fast; price \$2,000 per lot; the chappest property ever offered in that part of the city. A. W. P., Post office lox 2,204, New York.

BROWN STONE RENTED 5732; PRIOE \$3,950, half block "L" station, Bridge ten minutes; good investment. HORATIO S. STEWART, 6 4th av., Brooklyn.

CHANCE FOR SPORTING MAN WITH \$10,000; CHANCE FOR SPORTING MAN WITH \$10,000 piot Club House, long ostablished, bear City Hall Brooklyn; popular; reasons for selling given by J. N. KALLEY & SON, 150 Broadway, New York.

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500 feet Water Front, 40 to 100 lots ground; also 200 feet
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PROSPECT FARK SLOPE-\$17,500, WORTH \$20,000:

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16 rooms; all improvements.

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82 acres, with large frame Hause and barn, on Weaver
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Commodious brick Mansion,
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16 rooms; ateam best all improvements; stabling;
charming river view; 3 1-10 acres;
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Lots, 25x100, on Felbamdale av., midway between Pelhamville Station (main line) and Felham Manor Station
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Property specialty; sale and ren.
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Dwelling House, Barn, &c.; also Wagonmaker and Blacksmith's Shop, with good water power; good abance for a
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